

*Kempner Water Supply Corporation
Monthly Board of Director's Meeting
Wednesday, November 25, 2020
6:00 PM*



Thanksgiving

Monthly Board of Director's Meeting of the Kempner WSC
11986 E. Hwy. 190 Kempner, TX 76539
Wednesday, November 25, 2020 at 6:00 P.M.

The public is hereby notified that notices of all regular and special meetings of the Kempner Water Supply Corporation do not distinguish between matters to be discussed in open or closed session of the meeting.

Reasonable accommodation for the disabled attending this meeting will be available; persons with disabilities in need of special assistance at the meeting should contact the General Manager at 512-932-3701.

- 1) Call to Order and Establish Quorum**
- 2) Pledge of Allegiance and Honor the Texas Flag**
- 3) Open Session (Thirty (30) minutes maximum)**

It is the policy of the KWSC Board to hold open board meetings using the following guidelines:

- a) Agendas will be provided to guests at the beginning of the meetings.
- b) Limited to 3 minutes per speaker or 10 minutes for groups with designated spokesperson.
- c) Guests may comment to the board only at the designated "Open Session" section on the agenda. Guest(s) may comment on any agenda item or any other matter of general concern. "Per Open Meetings Act" deliberation regarding general concern; shall be limited to a proposal, to place the subject on the agenda for a subsequent meeting.

NEW BUSINESS

- 4) Discussion and possible action to approve the October 28, 2020 Monthly Board of Director's Meeting Minutes.**
- 5) Discussion and possible action to approve the October 2020 Financial Statements.**
- 6) Discussion and possible action to approve Committee Meeting Minutes:**
 - a) **Elections/Credentials Committee – November 4, 2020**

OLD BUSINESS

"Discussion and possible action"

- a) **CTWSC – CTWSC filed an appeal on June 10, 2020 and their brief was filed on September 11, 2020. KWSC filed a brief on November 10, 2020. We are waiting for El Paso Court to put us on docket for either oral argument or submission without argument. This process could take months.**
- b) **CR 3600 Line Loop Project – Bidding and contract award scheduled for March 2021. Construction completion scheduled for February 2022.**
- c) **FM 1113 Waterline Loop – Bidding and contract award scheduled for March 2021. Construction completion scheduled for February 2022.**
- d) **CR 3420 Pump Station Project – Notice to proceed and pre-construction meeting scheduled for the week of November 30, 2020.**

- e) **Stone Oaks Elevated Storage Tank** – Paid 3 checks to Caldwell Tanks in the amounts of \$22,571.34 and \$125,630.09 and \$243,063.87= \$391,269.30 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. Currently constructing foundation and site piping. Project completion scheduled for April 2021 – June 2021.
- f) **USDA Loan through CoBank** – Currently working on the Preliminary Engineering Report (PER) for Phase 2 (CR 3600 and FM 113 waterlines).
- g) **City of Georgetown CCN Transfer on FM 2484** – Georgetown City Council approved the CCN transfer agreement. Pending Joint Petition under Texas Water Code 13.248.
- h) **GIS Mapping for Distribution System:** Scanning and georeferencing and digitizing North Zone distribution system maps.

7) Manager's Report:

- a) Administrative Report
- b) Distribution Report (Development, Field and IT/Quality)
- c) Plant Report

8) President's comments:

9) Board of Director's Announcements:

- a) Regarding items on the agenda
- b) Any other information which a Director deems necessary to inform the Board

10) Adjourn

The Board or its Presiding Officer may, at any time during the Meeting, close the Meeting and hold an Executive Session pursuant to Sections 551.071 to 551.074 and 551.076 of the Texas Open Meetings Act to discuss and/or deliberate any of the matters to be considered during the Meeting.

The Texas Open Meetings Act, codified as Texas Government Code, chapter 551 permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys, Section 551.072 - deliberating about real property, Section 551.073 - deliberating about gifts and donations, Section 551.074 -deliberating about personnel matters and Section 551.076 – deliberating about security devices.

I, Delores Coberley, General Manager of Kempner Water Supply Corporation, Kempner, TX, do hereby certify that this Notice of Meeting was posted with the Secretary of State, Lampasas County Courthouse and on the front door of the Corporation's Office at 11986 E Hwy 190, Kempner, TX, at a place readily accessible to the general public at all times on the 20th day of November 2020.



Delores Coberley, General Manager

Kempner WSC BOD Calendar of Events

October 1, 2020 - September 30, 2021

<p style="text-align: center;"><u>October, 2020</u></p> <p>Begin New Fiscal Year Board of Director's Meeting October 28, 2020 Board Approve - Calendar of Events Committee Review - Annual Election Procedures Committee Review - Tariff "Dual Rate Structure"</p>	<p style="text-align: center;"><u>April, 2021</u></p> <p>Board of Director's Meeting April 28, 2021 Establish Committee's excluding Election Committee Review - Employee Policies/Handbook (Executive) Committee Review - Elections/Credential Procedures Committee Review - Conflict of Interest, LEP & Red Flag</p>
<p style="text-align: center;"><u>November, 2020</u></p> <p>Board of Director's Meeting November 25, 2020 Approve Annual Election Procedures Approve December 4, 2020 Board Meeting Change</p>	<p style="text-align: center;"><u>May, 2021</u></p> <p>Board of Director's Meeting, May 26, 2021 Board Approve - Employee Policies/Handbook (Executive) Committee Review - Board Policies Board Approve - Conflicts of Interest, LEP & Red Flag</p>
<p style="text-align: center;"><u>December, 2020</u></p> <p>Board of Director's Meeting, December 4, 2020</p>	<p style="text-align: center;"><u>June, 2021</u></p> <p>Board of Director's Meeting, June 23, 2021 Board Approve - Board Policies Committee Review - By-Laws (2Year Process - Policy)</p>
<p style="text-align: center;"><u>January, 2021</u></p> <p>Board of Director's Meeting, January 27, 2021 Board Acceptance of Audit & CPA Engagement Letter Committee Review - Vehicles/Heavy Equipment</p>	<p style="text-align: center;"><u>July, 2021</u></p> <p>Board of Director's Meeting, July 28, 2021 Budget/Finance/Planning Committee - Budget & Investment Board Approve - By-Laws (2Year Process - Policy)</p>
<p style="text-align: center;"><u>February, 2021</u></p> <p>Board of Director's Meeting, February 24, 2021 Board Approve - Vehicles/Heavy Equipment Committee Review - Tariff/Rates Committee Review - Capital Policy & LRP (2022) *Board Members Turn in Director's Manuals for Update*</p>	<p style="text-align: center;"><u>August, 2021</u></p> <p>Board of Director's Meeting, August 25, 2021 2nd Workshop - Budget & Investment Policy Board Approve - Contracts with Professionals Committee Review - CCE Plan: 2026</p>
<p style="text-align: center;"><u>March, 2021</u></p> <p>Board of Director's Meeting, March 24, 2021 General Membership Meeting, March 25, 2021 Special Meeting-Election of Officers, March 25, 2021 Establish Elections Committee Board Approve - Tariff/Rates Board Approve - Capital Policy & (LRP 2022)</p>	<p style="text-align: center;"><u>September, 2021</u></p> <p>Board of Director's Meeting, September 22, 2021 Board Approve - Budget & Investment Policy Board Approve - CCE Plan: 2026</p>
<p>*Fiscal Year End*</p>	

2020

-JANUARY-

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-OCTOBER-

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-NOVEMBER-

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-DECEMBER-

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Birthdays

January

1/17 Happy Birthday Glen

1/28 Happy Birthday Kenneth

May

5/7 Happy Birthday Carl "Tom"

5/10 Happy Birthday Richard

5/25 Happy Birthday Roger

5/26 Happy Birthday Delores

June

6/27 Happy Birthday George

July

7/15 Happy Birthday Keith

August

8/12 Happy Birthday Owen

**NEW
BUSINESS**

Kempner Water Supply Corporation

P.O. Box 103

Kempner, TX 76539

Fax (512) 932-2546

(512)932-3701

(254)547-9430

Subject: Minutes of the Board of Director's Meeting on October 28, 2020 are in summary only and, not a transcript of the recorded meeting.

Attendees: Board - Richard (Ric) Dominowski, Glen Posey, George McClintock, Roger O'Dwyer, Wende Hammond and Kenneth Sinker. Keith Turner joined by phone. Mack Carroll and Tom Kyzar were absent.
Guests - Owen DeWitt and Jason Jones
Staff Present - Delores Coberley, Stacy Ellis, Michael Lentz, Melody Stults, and Rodney Seaver.

- 1. Called to Order and Establish Quorum – 6:00 pm Quorum Present**
- 2. Pledge of Allegiance and Honor to the Texas Flag**
- 3. Open Session - None**

"NEW BUSINESS"

- 4. Discussion and possible action to approve bid opening and contract for CR3420 Project.**

Jason Jones explained the 3420 Pump Station was built in the 90's. It serves approximately 20-30 customers and is long overdue for an upgrade to achieve compliance with TCEQ. Two years ago, the Board of Directors originally approved the rehab, which was estimated to cost around \$400,000. In today's market, the costs are significantly higher. The lowest bid, submitted by Legion Development, was \$585,000. This bid is to install a hydro-pneumatic tank and pump station upgrade with the capability of serving up to 200 customers. The pump station will be factory built and tested. It is essentially a "plug & play" system, so the contractor would be responsible for site work and installation of the pre-built pump station. At the time of completion, the supplier will send a representative to initiate start-up and verify functionality.

Glen Posey made the motion to award the CR 3420 project bid to Legion Development, allowing them to move forward with the project as quoted, and authorizing the General Manager to sign the construction contracts. Ken Sinker seconded the motion. 7 in favor and 0 opposed.

5. Discussion and possible action to approve the September 23, 2020 Monthly Board of Director's Meeting Minutes.

Roger O'Dwyer made the motion to approve the September 23, 2020 Monthly Board of Director's Meeting Minutes. Wende Hammond seconded the motion. 7 in favor and 0 opposed.

6. Discussion and possible action to approve the September 2020 Financial Statements.

Keith Turner made the motion to approve the September 2020 Financial Statements. Roger O'Dwyer seconded the motion. 7 in favor and 0 opposed.

7. Discussion and possible action to approve the 2020-2021 Calendar of Events.

Delores explained the only changes made to the calendar was updating the actual dates of the monthly meetings from the previous year. Upon review, it was noticed the November meeting was written as the 18th instead of the 25th. Keith requested the staff send electronic meeting requests to the Board of Director's so they can easily accept the invite and add the meeting dates to their electronic calendars.

Glen Posey made the motion to accept the Calendar of Events with the correction of the November date to the 25th. Ken Sinker seconded the motion. 7 in favor and 0 opposed.

8. Discussion and possible action regarding removal of director Mack Carroll, pursuant to Article V, Section 2 of the KWSC Bylaws.

Ric Dominowski informed the Board that Mack Carroll's family refused KWSC staff's request for an appointment to allow Rick and Roger to visit and obtain an official resignation letter. Keith Turner made to motion to remove Mack Carroll, without prejudice, from his position on the KWSC Board, pursuant to Article V, Section 2 of the KWSC Bylaws. Ken Sinker seconded the motion. 7 in favor and 0 opposed.

9. Discussion and possible action regarding filling of vacancy on the Board of Director's.

Ric Dominowski stated it is within policy guidelines to fill vacant BOD seats as soon as possible. It was brought to his attention that in addition to Mack's removal, Wende Hammond will be submitting her resignation, which would then leave two vacant seats on the Board. Ric Dominowski stated KWSC currently has an active application on file from Owen DeWitt.

Keith made the motion to appoint Owen DeWitt to Mack Carroll's position on the Board. Ken Sinker seconded the motion. 7 in favor and 0 opposed.

Owen DeWitt took his newly appointed seat on the Board as an active Director. Ric Dominowski encouraged the current Director's to solicit members to submit applications. Staff was asked to advertise the second vacancy on KWSC's website, with a November 15th deadline.

10. Discussion and possible action to approve Injection Site at Office.

Rodney explained there are times when our residuals get low throughout the distribution system and this really affects the water in the far North of the system. Low residuals cause KWSC staff to be required to do a lot of extra dead-end flushing to maintain water quality and compliance. The installation of an injection site at the office would reduce the additional flushing requirements. Jah-Con Instrumentation has submitted a bid to install an injection site in the pre-existing building and vault in the back. This cost was not included in the 2021 approved budget. Jason Jones stated the quote submitted sounds low for the scope of work and he needs to check with TCEQ to ensure the system, as quoted, is acceptable.

Ken Sinker made the motion to allow Rodney to work with Jason Jones to prepare an analysis of the benefits an injection site would provide and to allow Jason to work with TCEQ to ensure compliance. Wende Hammond seconded the motion. 8 in favor and 0 opposed.

11. Discussion and possible action regarding WTP "Letter of Intent" for S.D. Kallman, Engineers and Environmental Consultants.

Delores Coberley informed the Board that S.D. Kallman is a very well-known engineering firm with extensive membrane plant experience. They engineered the CTWSC membrane plant and have been their plant engineer for many years. Prior to requesting Kallman's service quote, Delores verified with CTWSC general manager, BOD President and KWSC's attorney that it was ok and would not be a conflict of interest. Keith Turner made the motion to accept the Letter of Intent submitted by S.D. Kallman, Engineers and Environmental Consultants. Roger O'Dwyer seconded the motion. 8 in favor and 0 opposed.

12. Discussion and possible action to approve Committee Meeting Minutes:

a) Tariff/Rates Committee - October 13, 2020

Roger O'Dwyer discussed the details of the Committee Meeting. There are no recommendations or action to be taken. George McClintock made the motion to approve the October 13, 2020 Committee Minutes. Wende Hammond seconded the motion. 8 in favor and 0 opposed.

b) Vehicle Committee - October 20 & 23, 2020

Keith Turner discussed the details of the October 20, 2020 Vehicle Committee Meeting. The October 20th meeting required no recommendations or action be taken. Glen Posey made the motion to approve the October 20, 2020 Vehicle Committee Meeting Minutes, with the grammatical correction of "Holt Cat" on page two. Owen DeWitt seconded the motion. 8 in favor and 0 opposed.

Keith Turner discussed the details of the October 23, 2020 Vehicle Committee Meeting Minutes. The committee recommends paying cash for the approved equipment, rather than financing it. Owen DeWitt made the motion to approve the minutes and recommendation of the October 23, 2020 Vehicle Committee Meeting. Wende Hammond seconded the motion. 8 in favor and 0 opposed.

“OLD BUSINESS”

“Discussion and possible action”

- a) **CTWSC** – CTWSC filed an appeal on June 10, 2020 and their brief was filed on September 11, 2020. We will file our brief in 30-60 days.
- b) **Transfer of CCN to Copperas Cove and Release of Escrow** – Complete. We received the escrow money in the amount of \$263,823.00 on October 14, 2020.
- c) **CR 3600 Line Loop Project** – Bidding and contract award scheduled for March 2021. Construction completion scheduled for February 2022.
- d) **FM 1113 Waterline Loop** – Bidding and contract award scheduled for March 2021. Construction completion scheduled for February 2022.
- e) **CR 3420 Pump Station Project** – Board approval for bid opening and contract.
- f) **Stone Oaks Elevated Storage Tank** – Paid 2 checks to Caldwell Tanks in the amounts of \$22,571.34 and \$125,630.09 = \$148,201.43 of the \$1,752,600 approved amount. Note: Bid from Caldwell Tanks came in at \$1,632,600. Currently constructing foundation and site piping. Project completion scheduled for April 2021 – June 2021.
- g) **USDA Loan through CoBank** – Currently working on the Preliminary Engineering Report (PER) for phase 2 (CR 3600 and FM 113 waterlines).
- h) **City of Georgetown CCN Transfer on FM 2484** – Georgetown City Council approved the CCN transfer agreement. Pending Sale, Transfer, Merger (STM) application to the PUCT.
- i) **GIS Mapping for Distribution System:** Scanning, georeferencing and digitizing North Zone distribution system maps.

13. Manager’s Report:

Delores Coberley informed the Board that KWSC staff has marked the developing subdivisions included in the monthly Manager’s report on the big map in the Board room for easy view. The red markings indicate developments that are going in with the expectation of drilling wells and have not requested service from KWSC. Keith Turner asked for clarification on the current Aged Receivables and if that is a standard number or if it is higher than normal because of COVID 19. Delores stated she did not believe it was out of the ordinary, but she would verify with Susan and further clarify that information. Keith brought up the VFD contributions reported in the monthly manager’s report and stated it would be nice of the Board to consider the possibility of allocating some of those contributions to help offset the cost of the water service that will be installed at the new Kempner VFD that is being built.

14. President's comments.

Nothing this month.

15. Board of Director's Announcements:

Roger O'Dwyer – Check signing was interesting; everyone should take the opportunity to try for themselves. It was very enlightening.

Kenneth Sinker – Would like to thank Rodney, Delores, and other staff for all their work. It is great being on the Board.

Keith Turner – I watched the Buckley presentation last night and all the comments about KWSC fees constantly going up was disheartening. He challenged all BOD and Staff to look for ways to decrease operational costs to better serve the membership.

Wende Hammond – It has been a pleasure serving with you all and wish you all the best.

Glen Posey – Elections Committee is coming up and since George is up for reelection, I will be heading that Committee, which will meet November 4th at 1:30 pm.

George McClintock – Nothing

Owen DeWitt – Bear with me over the next couple of months. Now that I am officially on the Board and not just a guest, my last name has a capital "W".

16. Adjourn

Keith Turner made the motion to adjourn at 7:35 pm. Ken Sinker seconded the motion. 8 in favor and 0 opposed.

George McClintock, Secretary/Treasurer



**KEMPNER WATER SUPPLY
CORPORATION**

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FINANCIAL REPORT

OCTOBER 2020

**KEMPNER WATER SUPPLY
CORPORATION
REVENUE & EXPENSE COMPARISON
OCTOBER 2020 YTD**

OPERATIONS INCOME	\$ 684,584
INTEREST INCOME	2,182
OTHER INCOME	511,127
REVENUE:	\$ 1,197,892

OPERATING EXPENSES	
BEFORE DEPRECIATION	\$ 376,245
INTEREST ON LOAN	110,919
DEPRECIATION	131,941
EXPENSE:	\$ 619,105

NET INCOME:	\$ 578,787
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Kempner Water Supply Corporation

Profit & Loss

October 2020

Oct 20

	<u>Oct 20</u>
Ordinary Income/Expense	
Income	
40000 · Water Sales	613,771.48
40180 · Income from meters	8,954.30
40790 · Salado WSC Payment	24,614.50
40900 · City of Lampasas Payment	37,093.92
41300 · Professional Fees-Income	150.00
Total Income	<u>684,584.20</u>
Gross Profit	<u>684,584.20</u>
Expense	
60000 · Expense- General Budget	
60050 · Administration	21,534.66
60055 · Field & Plant Operating Costs	44,314.75
60100 · Utilities	46,885.91
60250 · Payroll Expenses	97,921.28
61150 · Professional Fees	35,433.96
61700 · Insurance	26,779.17
62010 · CTWSC Payments	70,655.89
62499 · BRA Payments	30,487.54
63198 · Pass Thru Expenses	1,695.26
63410 · Continuing Education	536.00
Total 60000 · Expense- General Budget	<u>376,244.42</u>
Total Expense	<u>376,244.42</u>
Net Ordinary Income	<u>308,339.78</u>
Other Income/Expense	
Other Income	
41925 · Gain-Sale of CCN Rights	263,823.00
41600 · Other Income	2,000.00
41922 · Gain-Sale of Vehicles/Equipment	257.50
41730 · Earnings-Marketable Securities	245,045.75
40700 · Interest	2,181.71
Total Other Income	<u>513,307.96</u>
Other Expense	
63520 · Interest Expense	110,919.27
62700 · Depreciation Expense	131,941.02
Total Other Expense	<u>242,860.29</u>
Net Other Income	<u>270,447.67</u>
Net Income	<u><u>578,787.45</u></u>

KEMPNER WATER SUPPLY CORPORATION

OCTOBER 2020

FUND'S DETAIL

UNRESTRICTED FUNDS	\$5,106,973
RESTRICTED FUNDS	\$1,965,985
ACCOUNTS RECEIVABLE	\$ 877,835
ACCOUNTS PAYABLES	\$ 151,639

Kempner Water Supply Corporation
Balance Sheet
As of October 31, 2020

Oct 31, 20

ASSETS

Current Assets

Checking/Savings

0999 · Operating Account	363,845.03
0999.1 · WTP-Contingency Acct	1,061.67
0999.71 · Frost - Business Checking	251,937.24
0999.8 · Logic - Cash	
10805 · RD9106/9107 #006	3,385,602.19
10800 · Jt Use Fclts Cntr Reserve #003	755,788.50
10801 · Long Range Plan #005	136,164.55
10802 · KWSC - General #001	503.30
10803 · Jt Use Base Loan Reserve #002	182,352.12
10804 · Tank Maintenance #004	28,713.72
Total 0999.8 · Logic - Cash	4,489,124.38
1000 · Petty Cash	1,004.50
Total Checking/Savings	5,106,972.82

Other Current Assets

14935 · Investment in CoBank	2,642.47
14955 · Allowance Doubtful Debt (Lamp)	-241,340.75
14981 · Inventory-AMR Meters	13,763.56
0999.7 · Marketable Securities	
10702 · Membership	125,000.00
10703 · Co Bank	877,647.88
10704 · USDA	13,596.00
10705 · KWSC	949,741.57
Total 0999.7 · Marketable Securities	1,965,985.45
14921 · Prepaid insurance-General	71,397.34
14940 · Deposit US Post Office	600.00
14980 · Inventory	110,085.33
14950 · Accounts Receivable - Water	877,834.71
Total Other Current Assets	2,800,968.11

Total Current Assets

7,907,940.93

Fixed Assets

26016.1 · Prosperity Bank-AMR Insuance	24,476.13
15400 · Furniture & Fixtures	116,022.46
15500 · Land	1,256,134.46
15600 · Office Building	234,178.51
15650 · Vehicles	420,010.61
15700 · Tools & Equipment	399,707.84
15775 · Other Fixed Assets	50,651,147.06
15200 · Accumulated Depreciation	-20,416,426.68
15800 · Construction in Progress	652,947.85
15820 · Georgetown - Storage Tank	2,344.63

Total Fixed Assets

33,340,542.87

TOTAL ASSETS

41,248,483.80

Kempner Water Supply Corporation
Balance Sheet
As of October 31, 2020

Oct 31, 20

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable 151,639.44

Other Current Liabilities

22005 · Accrued Expenses

22012 · Accrued Vacation 52,196.26

22010 · Accrued Salaries 39,255.25

21010 · Accrued Liabilities 8,378.61

Total 22005 · Accrued Expenses 99,830.12

14920 · Current Portion of LT Debt 999,282.66

Total Other Current Liabilities 1,099,112.78

Total Current Liabilities 1,250,752.22

Long Term Liabilities

26030 · CoBank T02 5,573,565.76

26020 · CoBank T01 26,573,527.89

27500 · City of Lampasas-Stimnt Agrmt 190,988.84

20212 · Extraco Bank Loan #354884 39,411.62

20211 · Nat'l United Loan #134656 19,291.64

20210 · Nat'l United Loan #134654 24,153.22

26016 · Prosperity Bank-AMR Mtrs 930,546.74

20209 · FSB Loan #3220002975 15,018.06

20208 · FSB Loan #3220002974 15,083.89

20207 · USDA Loan #91-09 351,729.86

20203 · FSB Loan #3220002600 -100.25

20204 · FSB Loan #3220002601 -12.27

20205 · Chrysler Capital #1395978 -2.98

20206 · Chrysler Capital #1363273 1.59

26009 · Current Portion LT Liability -999,282.66

Total Long Term Liabilities 32,733,920.95

Total Liabilities 33,984,673.17

Equity

30100 · Retained Earnings 4,342,907.30

30100.3 · Membership Reserve 125,000.00

30100.5 · TWDB Reserve 33 million 2,145,412.93

30100.6 · TWDB Reserve 5 million 54,279.00

30300 · Member Investment 17,423.95

Net Income 578,787.45

Total Equity 7,263,810.63

TOTAL LIABILITIES & EQUITY 41,248,483.80

KWSC LOANS - OCTOBER 2020

Loan Company	Loan Number	Loan Date	Purpose	Int Rate	Pay Off Date	Beginning Balance	Monthly Payment	Annual Payment	Amount Owed
City of Lamposas		3/18/2019	Litigation Stmt		4/2022	\$ 404,447	\$ 11,234.64	\$ 89,877.12	\$ 190,989
Extraco Bank	354884	3/18/2019	Field Svc Trk #5300/#8619	3.50%	9/2024	\$ 53,837	\$ 899.28	\$ 8,094.52	\$ 39,412
FSB-Burnet	3220002974	5/20/2017	Field Svc Trk #2203	3.90%	4/2022	\$ 47,070	\$ 864.73	\$ 10,376.76	\$ 15,084
FSB-Burnet	3220002975	5/20/2017	Field Svc Trk #4467	3.90%	4/2022	\$ 46,864	\$ 860.94	\$ 10,331.28	\$ 15,018
Natl United	134654	3/19/2018	Field Svc Trk #1249	3.09%	3/2023	\$ 48,023	\$ 865.88	\$ 5,195.28	\$ 24,153
Natl United	134656	3/19/2018	Field Svc Trk #4450	3.09%	3/2023	\$ 38,358	\$ 691.61	\$ 4,149.66	\$ 19,292
USDA	91-09	10/27/2016	THM/Aeriation	2.88%	1/2057	\$ 381,200	\$ 1,133.00	\$ 13,596.00	\$ 351,730
Prosperity Bank	1074149	6/27/2017	AMR Meters	5.66%	6/2032	\$ 1,075,000	\$ 9,132.85	\$ 109,594.20	\$ 930,547
CoBank Refinanced Effective 2/2020									
	TD01	2/01/2020	KWSC WTP System Improvements	4.05%	10/2049	\$ 26,868,853	\$ 127,460	\$ 1,019,679	\$ 26,673,528
	TD02	2/01/2020	KTWSC #91-05 KWSC #91-07	3.35%	10/2031	\$ 5,883,051	\$ 50,100	\$ 400,803	\$ 5,673,566
CoBank Total						\$ 32,721,704			
Debt Total						\$ 34,949,620			
						Lamposas Pays CoBank \$ 229,763.64			
						Total KWSC Annual Loan Payments \$ 1,459,680.66			

Monthly Transfers

October/November

Description	Memo	Notes	Account #	Amount
Transfer of Asset 11/4	Interest earned	Office	10805	(\$513.39)
Transfer of Asset 11/4	To LRP Account	Office	10801	\$513.39
Transfer of Asset 11/4	Interest earned	Office	10802	(\$20.52)
Transfer of Asset 11/4	To LRP Account	Office	10801	\$20.52
Transfer of Asset 10/29	Purchase MS Hawaii Bond	Office	10805	\$ (250,000.00)
Transfer of Asset 10/29	Purchase MS Hawaii Bond	Office	10705	\$ 250,000.00
LOGIC Internal Transfer 11/4	LRP/Capital Reserve	Office	10805	(\$50,000.00)
LOGIC Internal Transfer 11/4	LRP/ Capital Reserve	Office	10801	\$50,000.00
Transfer of Asset 11/4	Purchase Banco Santander CP	Office	10805	\$ (499,400.00)
Transfer of Asset 11/4	Purchase Banco Santander CP	Office	10705	\$ 499,400.00
			Total :	\$799,933.91



Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746

Kempner Water Supply Corp Portfolio Management Portfolio Summary October 31, 2020

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc.-Amortizing	500,000.00	499,496.25	499,496.25	7.36	179	117	0.315
Federal Agency Coupon Securities	350,000.00	393,611.58	351,011.69	5.17	5,299	923	3.287
Municipal Bonds	775,000.00	826,778.79	808,631.76	11.92	1,415	950	1.091
Brokered CD's	245,000.00	246,098.83	245,000.00	3.61	365	96	1.700
LOGIC	4,489,124.38	4,489,124.38	4,489,124.38	66.15	1	1	0.189
Frost Bank Account	1,937.24	1,937.24	1,937.24	0.03	1	1	0.000
National Bank	1,061.67	1,061.67	1,061.67	0.02	1	1	0.200
First State Bank	389,824.61	389,824.61	389,824.61	5.74	1	1	0.010
Investments	6,751,947.90	6,847,933.35	6,786,087.60	100.00%	470	174	0.510

Total Earnings	October 31	Month Ending	Fiscal Year To Date
Current Year	2,926.77		2,926.77

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of Kempner Water Supply Corp of the position and activity within the Corp's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Delores Coberley, General Manager

COMMITTEE

MEETING

MINUTES

Election/Credentials Committee Meeting Minutes
Corporations's Office 11986 East Hwy 190, Kempner, TX 76539
Wednesday, November 4, 2020

Committee Members: George McClintock, Tom Kyzar and Melody Stults

Board Members Present: Glen Posey

Staff Support: Susan Isenburg

Call to Order 1:25 PM

- 1. Open Session – No one present**
- 2. Discussion and action regarding Annual Election Procedures.**

The committee discussed the Annual Election Procedures and the only changes that need to be made, were the dates on timeline. It was also recommended, an Ad be placed in the Lampasas Dispatch and The Cove Leader Press as well as, putting it on the KWSC website informing the members of a vacant seat on the Board. There will be another committee meeting on November 18, 2020 to review submitted Board applications.

- 3. Adjourn at 1:50 PM**

George McClintock, Committee Chair

Board of Director's (1) Vacancy

@

Kempner Water Supply Corporation

11986 E. Hwy 190 Kempner, Tx 76539

(512) 932-3701

Must be a Member of Kempner Water Supply Corporation

"IN GOOD STANDING"

**Applications available upon request @ office or visit our
website: kempnerwsc.com**

Submittal no later than November 16, 2020


for verification of qualifications and consideration.

OLD

BUSINESS

November 25, 2020

To: Board of Directors
Kempner Water Supply Corporation

From: Jason S. Jones, P. E.
Jones – Heroy & Associates, Inc. (JHA) 

Subject: Kempner Water Supply Corporation (KWSC)
Engineers Report for period ending November 19, 2020
JHA Job No. 1031-001

General Services (JHA Project No. 1031-001):

- JHA prepared the following status report for presentation at the upcoming board meeting. In addition, we have been supporting KWSC staff on system operational items and new development requests on an as-needed basis.
- We have been supporting KWSC staff with CCN boundary concerns as they relate to overlapping Topsey WSC and City of Copperas Cove CCNs within several new development areas located in the North Zone.

CR 3420 Pump Station & CR 3600 Waterline Design (JHA Project No. 1031-003):

- On February 6, 2020, we delivered a 65% design submittal for the CR 3600 waterline project to KWSC staff for review. We are in the finalizing the 95% construction plans, which are expected to be bid and constructed along with the FM 1113 waterline (JHA Project No. 1031-011).
- On October 28, 2020, the KWSC Board authorized award of the CR 3420 pump station construction contract to Legion Development, LLC in the amount of \$585,000. We have been coordinating the construction contract requirements with the selected contractor and anticipate a Notice to Proceed and pre-construction meeting the week of November 30, 2020.

Ryatt Ranch Subdivision (JHA Project No. 1031-009):

- On June 29, 2020 we received construction plans for the proposed subdivision, which is located in KWSC's North Zone near Lutheran Church Road and includes 52 tracts. We have reviewed the plans and provided our comments and recommendations to KWSC staff on August 31, 2020.
- Water service to the proposed subdivision will be contingent upon substantial completion of the proposed Stone Oak EST as well as an amendment to KWSC's existing CCN boundary to incorporate an existing Topsey WSC waterline and overlapping CCN boundary.

Stone Oak Elevated Storage Tank (EST) Construction (JHA Project No. 1031-010, Caldwell Tanks, Inc., Approx. 25% Complete):

- A Notice to Proceed was issued to Caldwell Tanks for construction of the project on July 31, 2020. We are in the process of coordinating critical schedule and field inspection items as work progresses. The construction project milestones are summarized below:
 - Electrical relocation and site prep: Completed Sept. 2020
 - Structural steel and foundation design: Completed Sept. 2020
 - Construct foundation and site piping: Completed Nov. 2020
 - Shop fabrication and prime coating: Completed Nov. 2020
 - EST construction: Dec. 2020 – Feb. 2021
 - EST painting: Feb. 2021 – Apr. 2021
 - Finish work and demolition: Apr. 2021 – June 2021
- On November 13, 2020, we approved the contractor's Application for Payment No. 3 in the amount of \$243,063.87. The pay application has been submitted to KWSC staff for payment.

FM 1113 Waterline Design (JHA Project No. 1031-011):

- We are wrapping up the easement acquisition phase of the waterline project. Our surveyor, Cuplin Associates, is preparing the survey documents needed for the final easement along the waterline route.
- We are finalizing the 95% construction plans and specifications for the project, which will include the CR 3600 2-inch waterline.

Northern Hills Development (JHA Project No. 1031-012):

- On August 31, 2020, we received construction plans for the Northern Hills Phase 2 subdivision, which is located in KWSC's North Zone and includes 23 lots. We have reviewed the plans and provided our comments and recommendations to KWSC staff on November 11, 2020.
- Water service to the proposed subdivision will be contingent upon substantial completion of the proposed Stone Oak EST as well as an amendment to KWSC's existing CCN boundary to incorporate an existing Topsey WSC waterline and overlapping CCN boundary.

USDA Financing Requirements (JHA Project No. 1031-013):

- We have been coordinating with KWSC staff, KWSC's CoBank loan officer, USDA staff, and our environmental consultant (Integrated Environmental

Solutions) to complete the Preliminary Engineering Report (PER) and Environmental Report (ER) requirements associated with the USDA Guarantee on the proposed financing for the recently approved construction projects.

- In August 2020, upon receipt of the necessary easement agreements from the landowners along the FM 1113 waterline route, Integrated Environmental Solutions began the ER related field work and agency coordination requirements for the Phase 2 financing projects (CR 3600 waterline and FM 1113 waterline). JHA is in the process of preparing the PER for the proposed waterlines.

Clear Creek Estates Development (JHA Project No. 1031-014):

- We received a preliminary plat for the proposed subdivision on March 5, 2020, which is located within KWSC's East Zone near the intersection of FM 2657 and FM 3046. On May 9, 2020, we provided a water service feasibility letter for the development, which includes 130 single family lots and 1 commercial lot. We have not yet received construction plans for the proposed development.

Pecan Creek Ranch Estates Development (JHA Project No. 1031-015):

- On March 9, 2020, KWSC staff requested a feasibility study for the provision of water service to an existing subdivision located approximately 1 mile west of the intersection of FM 580 East and CR 3270. We are in the process of reviewing the request for service, which includes 66 10-acre tracts and will require the extension of waterlines to the property and within the subdivision.

Georgetown, Hewgley, and Donnell Pump Station Suction Piping (JHA Project No. 1031-016):

- JHA submitted the necessary construction notification and final plans to TCEQ on May 12, 2020 which was approved on July 13, 2020. On May 13, 2020, KWSC staff began construction of the proposed suction piping modifications. As of June 3, 2020, KWSC staff had completed the improvements and placed the new suction piping in service at all three (3) pump station sites. On October 2, 2020, we submitted to TCEQ the as-built construction plans and a request to withdraw the inline booster pump station exception requirement.

CR 3270 Rylan Ranch Development (JHA Project No. 1031-018):

- We received a preliminary plat for the proposed subdivision on June 9, 2020 for 13 tracts, which is located within KWSC's North Zone along CR 3270. In response to KWSC's request, on August 18, 2020, the developer provided an updated preliminary plat that included 25 tracts. We completed a feasibility study for the proposed subdivision on September 2, 2020, which is contingent up on completion of the FM 1113 waterline project. We have not yet received construction plans for the proposed development.

Phase 1 GIS – Record Drawings (JHA Project No. 1031-020):

- On September 2, 2020, we received authorization to proceed on the proposed Phase 1 development of KWSC's Geographic Information System (GIS) for its water distribution system, which includes conversion of existing record drawings to a digital, georeferenced, GIS format. We are in the process of scanning, georeferencing, and digitizing the distribution system maps.

Perkins Subdivision (JHA Project No. 1031-021):

- We received a preliminary survey for the proposed subdivision on September 17, 2020, which includes 22 tracts and is located in KWSC's North Zone along Twin Mountain Road. We provided a feasibility review letter on November 11, 2020, which is contingent upon substantial completion of the Stone Oak EST project.

Chlorine Injection Site (JHA Project No. 1031-022):

- On October 28, 2020, the KWSC Board authorized the engineering design and cost analysis for the proposed chlorine injection equipment at the abandoned pump station site located at the KWSC field operations office. The project will boost the disinfectant residuals in KWSC's two 24-inch transmission mains along Hwy 190 and FM 2313. We are coordinating the valve and equipment requirements with KWSC staff.

**Kempner Water Supply Corporation
Stone Oak Elevated Storage Tank Construction Photos
November 2020**

Entrance Culvert



Concrete Foundation



**Kempner Water Supply Corporation
Stone Oak Elevated Storage Tank Construction Photos
November 2020**



**Kempner Water Supply Corporation
Stone Oak Elevated Storage Tank Construction Photos
November 2020**



MANAGERIAL

REPORT

MANAGERIAL REPORT

November 2020

GENERAL MANAGER: 2020 DATA SINCE OCTOBER BOARD MEETING

Lampasas cost to KWSC (CTWSC Billing): \$40,135.60 Current Fiscal YTD

Office Manager:

October:

New Members: 6 Transfers: 35 Cancelled Accounts: 1 Disconnects: 25

CC Transactions to include E-Checks: 1769 Transactions - Deposits \$230,447.79 (FSB-Burnet)

Cash, Checks and Other Deposits (FSB-Burnet) - \$405,089.36

Bank Drafts: 1035 Transactions - Deposits \$138,564.75 (Nat'l United)

Returned Checks/Bank Drafts (NSF): 17 - \$2,112.93

Aged Receivables (30 Days): 238 Accounts \$23,664.90

Total Meters: 5636

Fire Department (attached)

Plant: Full Report (attached)

Distribution:

Field:

- Completed engineer review of all Tank Sites as well as, Pneumatic Tanks at Pump Stations. Hot Tank inspectors are working on full reports.
- Serviced Hewgley and Donnell Pump Station motors.
- Fixed VFD faults and serviced motors on Pump 2 at Northeast Pump Station.
- Modified ramps and trailer floor for both the Case and New Cat backhoes.
- Received pump motors we had repaired from 195 Pump Station and stored them in the air-conditioned electrical room at the Water Treatment Plant for back-up.
- Slowly starting our Cross-Connection and Backflow program. Customer Service Inspections (CSIs) are being done to enforce the Reduced Pressure Zone (RPZ) needed for customers that have Irrigation Systems and Septic Systems (On Sight Sewer facility (OSSF). Note: This is a TCEQ requirement and going to be a slow process. Expect negative responses from most customers that will have to change their current backflow device.
- Worked with Jones-Heroy & Associates, Inc. Engineers on all projects in the North as well as, Pump Station exceptions from TCEQ.
- THM samples were excellent.
- All Bacteriological sample results are good.
- All CL2 Residuals are good.

IT, Quality Control, GIS/GPS Mapping: We are doing well but, do miss Chris Mick.

SUBDIVISIONS/NEW DEVELOPMENT

Lampasas River Place Phase II A & B 91 Tract & Phase III 104 Tract Subdivision: Construction meeting completed on Oct 21, 2020. New construction to begin on the 27th. **Rodney Note:** Construction is underway and around 10% installed. We made 2 tie-ends with 2 to go.

Persimmon Springs, 265 Tract Subdivision: Phase II tested and complete.

Clear Creek Estates, East Zone near FM 2657, 130 Single Family and 1 Commercial Lot: Road construction underway. Roads are being constructed and we are working on resolving ETJ issues with Copperas Cove.

Cottonwood Mesa: We have had several inquiries about water service, but to this date no one has formally applied. **Note:** Formal inquiry Lot #6 Cameo Home Builders. 7/24/20 (Closed on property, approx. need in 5 months.)

(NZ)* Ryatt Ranch, Lutheran Church Rd. 52 Tract Subdivision: Engineer study completed. Staff working with Topsey WSC for dual CCN.

(NZ)* Northern Hills Ph II 23 Tract Subdivision: Engineer study completed. Staff working with Topsey WSC for dual CCN.

(NZ)* Reata Ranch Phase II: Ready for final inspection with samples to follow. **Rodney Note:** Failed final inspection and was provided a list of changes to be made after cutting in road drainage. A perfect example of why roads and ditches should be roughed in before water lines are installed. After changes are made, another inspection will be completed before bacterial samples are taken.

(NZ)* Rylan Ranch 25 Tracts: Contingent upon completion of the FM 1113 project. Engineer study completed. Jason is waiting on construction plans.

(NZ)* Kenny Smiths Ranch 5 Tract Subdivision: Awaiting final set of drawings from Engineering Firm.

(NZ)* Riley Ranch 6 Tract Subdivision: Waiting on Copperas Cove release. We can service this subdivision.

(NZ)* Coleton Perkins Ranch 25 Tract Subdivision: Feasibility study pending first preliminary drawings.

(NZ)* Perkins Ranch, along Twin Mountain Rd, 22 Tracts – Feasibility study complete and currently working on details concerning ETJ issues with Copperas Cove.

*** Subdivisions waiting on the completion of the North Zone project completion.**

SUBDIVISIONS IN KWSC SERVICE AREA REQUESTING WELLS

Arrowhead Trail Ranch, 41 Tract Subdivision: Texas Ranch Partners are telling people purchasing lots, that they will need to install wells on 10.01 acre lots in Bell, Burnet and Lampasas counties.

White Tale Ranches off 2657, 57 Tracts: Arrowhead Trail Ranch divided into two subdivisions due to a road issue.

Lucy Penny Ranch, 530 Track Subdivision: Texas Ranch Partners are telling people purchasing lots, that they will need to install wells on 10.01 acre lots in Bell County.

River Hills Ranch 213 CR 223A, 1626.217 acres, 213 Tract: Texas Ranch Partners are telling people purchasing lots, that they will need to install wells on 10.01 acre lots in Burnet and Lampasas counties.

Pecan Creek Ranches on 580: 66 Tracks that are 10.01 acres all on wells. It will require the extension of waterlines to the property and within the subdivision.

MONTHLY PLANT REPORT

PROJECTS COMPLETED

- RECEIVED NEW CHLORINE INJECTION QUILL
- INSTALLED NEW 8" VALVE REVERSE FILTRATION LINE (PIC-A)
- INSTALLED NEW 12" VALVE ON RACK #3 (PIC-B)
- REPLACED GASKET ON BONNET OF RAW WATER STRAINER A & CLEANED SCREEN WHILE IT WAS APART (PIC-C)
- FIXED 2" CHLORINE INJECTION LINE ON CHEMICAL WALL
- EXTENDED 4" TREATMENT PLANT BUILDING DRAIN LINE TO THE CULVERT (PREVIOUSLY DRAINED TO THE CORNER, KEPT IT ALWAYS WET AND DIFFICULT TO MAINTAIN GRASS AND FENCELINE)
- REPLACED ½" TUBING AND FITTINGS RACK #1
- VARIOUS SMALL PROJECTS TO ORGANIZE THE PLANT'S FILTER BAY, TOOL ROOM, & MCC ROOM
- LANDSCAPING REGULARLY UP KEEP (GRASS, HEDGES, AND LINE TRIMMINGS DONE)
- REGULAR PLANT MAINTENANCE AND CLEANING PERFORMED

PROJECTS PENDING

- REMOVE CAT TAIL & SILT PILES FROM LAGOON
- FINISH REPLACING ½" TUBING AND FITTINGS RACKS 1, 2, & 3
- WAITING FOR T-MORALES ELECTRIC TO RECEIVE PARTS FOR VFD #1 (HIGH SERVICE PUMP)
- WAITING FOR NEW & PERMANENT QUILL TO BE INSTALLED BY EI2
- JOHN HUDEC (JAH-CON) PLUMBING IN CHLORINATOR'S
- PAUL DIXON & CHRIS MICK SETTING UP COMMUNICATION PANEL FOR NEW CHLORINE BUILDING
- PAUL DIXON NEEDS TO PROGRAM NEW TURBIDITY VALVES
- EARTH-TECH (ZEBRA MUSSELS PROJECT)
- NEW AUTOMATED FLUSH VALVES ON RACKS (PALL CORPORATION) RESCHEDULING BY PALL WATER DATE JANUARY 25, 2021
- NEW EXCESS RECIRCULATION ADDITION (PALL CORPORATION) RESCHEDULING BY PALL WATER DATE JANUARY 25, 2021

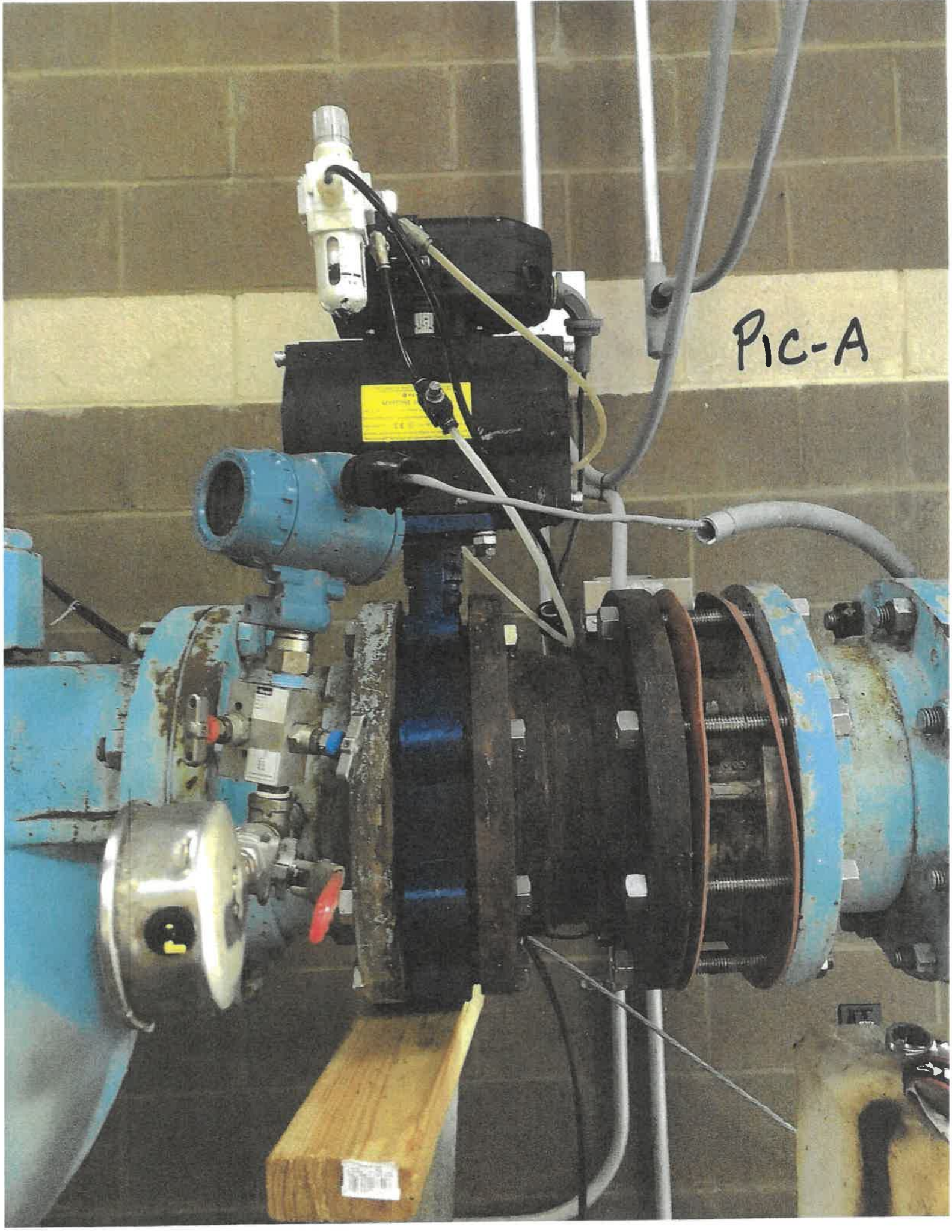
MEETINGS ATTENDED

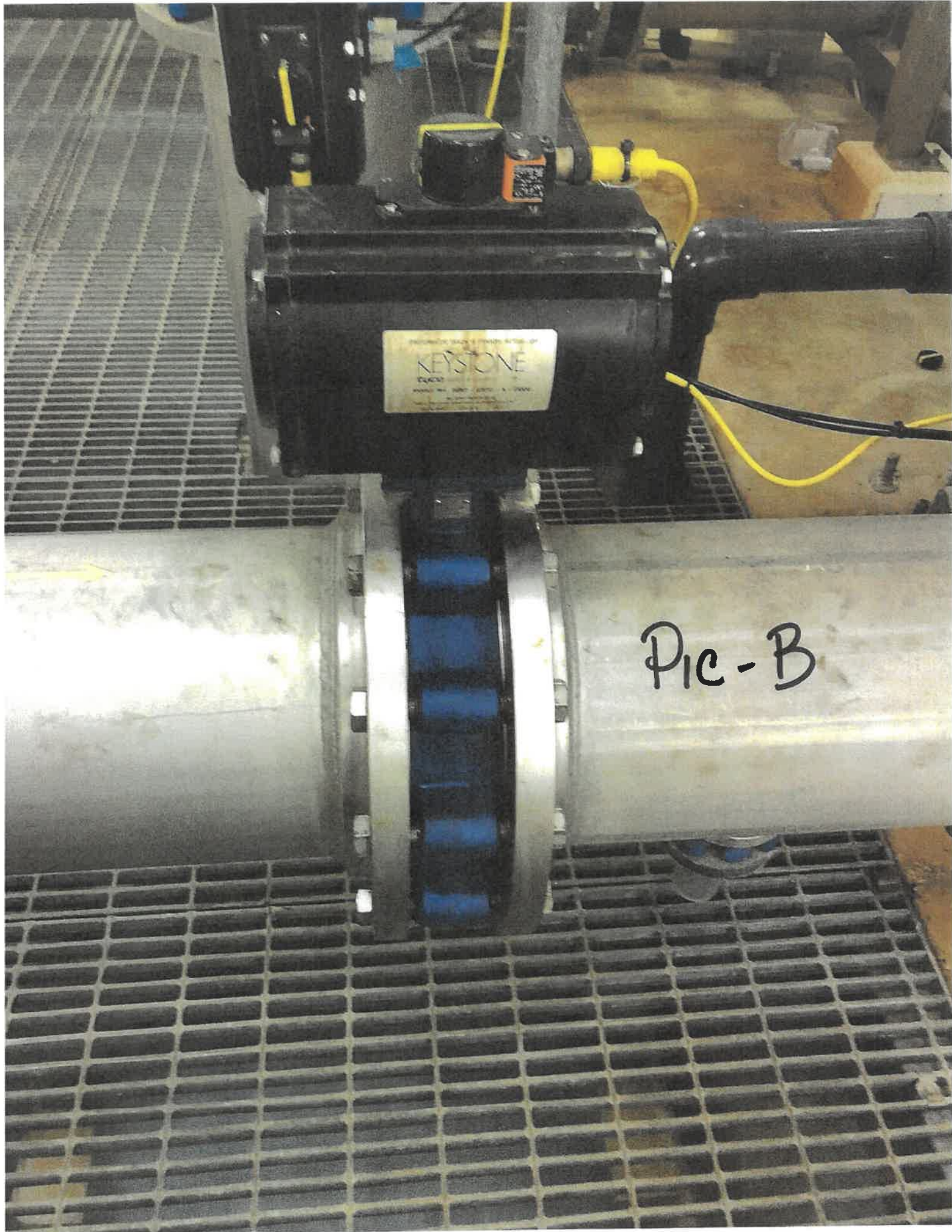
- VARIOUS MEETING WITH DELORES
- MEETINGS WITH RODNEY & CHRIS ABOUT UPCOMING PLANT PROJECTS
- SAFETY MEETING WITH PLANT PERSONNEL GIVEN BY TJ AMSTEAD

PLANT MANAGER TJ AMSTEAD NOVEMBER 18, 2020

SIGNED BY:  11-18-2020

PIC-A





KEYSTONE
ELECTRIC
MODEL NO. 3000-1000-1-1000

Pic-B

P1C-C



KWSC Member Contributions/Funds Allocation to Fire Departments

October 2020 YTD

Fire Department	2015-2016 YTD by %	2016-2017 YTD by %	2017-2018 YTD per Calls	2018-2019 YTD per Calls	2019-2020 YTD per Calls	2020-2021 YTD per Calls	Totals
City of Copperas Cove	\$ 4,225.74	\$ 3,589.83	\$ 3,112.63	\$ 2,296.50	\$ 581.43	\$ -	\$ 13,806.13
Kempner	\$ 8,922.88	\$ 7,580.31	\$ 7,085.37	\$ 7,380.42	\$ 9,541.82	\$ 854.55	\$ 41,365.35
Lampasas	\$ 3,999.35	\$ 3,138.65	\$ 2,188.55	\$ 1,447.72	\$ 1,672.77	\$ 129.45	\$ 12,576.49
Oakalla	\$ 1,716.70	\$ 1,458.36	\$ 1,674.08	\$ 1,353.70	\$ 204.98	\$ -	\$ 6,407.82
Adamsville			\$ 516.37	\$ -	\$ -	\$ -	\$ 516.37
Briggs				\$ 181.72	\$ -	\$ -	\$ 181.72
Totals	\$ 18,864.67	\$ 15,767.15	\$ 14,577.00	\$ 12,660.06	\$ 12,001.00	\$ 984.00	\$ 74,853.88

Monthly Summary Report

Kempner Water Supply Corp.

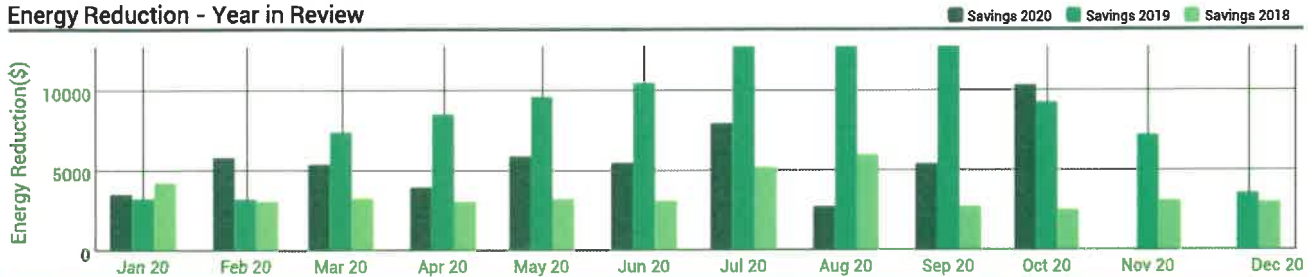
October, 2020

Historical Summary

	Volume (MG)	Energy (kWh)	DPO Mode Enabled	Energy Reduction*	Lost Opportunity*
Month (Since 2020/10/01)	226	311,201	100%	\$10,355	(\$7)
Past 12 Months (Since 2019/11/01)	2,222	3,317,259	75%	\$67,577	\$5,562
All Time (Since 2011/03/27)	17,654	27,183,620	59%	\$407,620	\$101,502

*Calculated assuming a constant energy cost of \$0.10

Energy Reduction - Year in Review



Pump Station Health Data

Station Name	Pump Station Capacity	Recommended Repair	Repair NPV	Payback Period	Return on Investment
SH 195 Pump Station	90%	Hwy195Pump1	\$79,256	3 years, 3 months	168.6%
Water Plant High Service Pumps	94%	-	-	-	-

Pumps

Pump Health Index (PHI)	Station, Pump	Hours this Month	Outside PDR	Repair NPV
83	SH 195 Pump Station, Hwy195Pump1	8.6	7.6%	\$79,256
73	SH 195 Pump Station, Hwy195Pump3	0.3	20.3%	\$79,112
84	SH 195 Pump Station, Hwy195Pump4	245.2	2.1%	\$78,918
87	SH 195 Pump Station, Hwy195Pump2	426.8	2.6%	\$72,363
91	SH 195 Pump Station, Hwy195Pump5	551.1	2.4%	\$54,453
97	Water Plant High Service Pumps, Pump1	0.0	0.0%	(\$69,976)
103	Water Plant High Service Pumps, Pump2	411.4	15.3%	(\$96,432)